



278-15
Nassau County

Department of Public Works

Staff Summary

Subject
Real Property Direct Sale Ordinance
Department
Public Works Division of Real Estate Services
Department Head Name
Shila Shah-Gaynoudias, Commissioner
Department Head Signature
Project Manager Name
Kevin C. Walsh, Chief, Division of Real Estate Services

Date
March 24, 2015
Vendor Name
Ms. Journal Castma
Contract Number
Contract Manager Name

Proposed Legislative Action					
	To	Date	Approval	Info	Other
	Assgn Comm				
	Rules Comm				
	Full Leg				

Internal Approvals			
Date & Init.	Approval	Date & Init.	Approval
SS 5/11/15	Dept. Head	BA 6/1/15	Legislative Affairs.
AA 6/2/15	Budget	UD 6/15/15	County Atty.
@ 7/1/15	Deputy C.E.	7/1/15 Q	County Exec.

Narrative

Purpose: To approve an ordinance (**Attachment A**) relative to the sale of vacant County-owned property located in Westbury. The property is known as that certain parcel of land described as Section 11, Block 91, Lot 128 on the Nassau County Land & Tax Map. On or about December 29, 2014, Ms. Journal Castma ("Purchasers") signed a contract of sale (**Attachment B**) to purchase the above-referenced property. The County will receive a cash payment of \$5,300.00 for this sale and transfer. The Purchasers are the owners of an adjacent property.

Discussion: The subject property consists of a parcel of land located in Westbury, New York 11590. The property has been an unimproved vacant parcel of land. Adjoining property owners were solicited for bids at a minimum upset price of \$5,300.00 based on an appraisal for the County, dated October 16, 2014, conducted by Wilson Appraisal Services, Inc. (**Attachment C**). On September 11, 2014, the Nassau County Planning Commission recommended the sale and transfer. Also attached is the SEQRA determination (**Attachment D**).

Impact on Funding: Revenue of \$5,300.00. Pursuant to Local Law, five percent (5%) of the sale proceeds will go to the County's Open Space Fund and ninety-five percent (95%) of the proceeds will be deposited into the County's general fund.

Recommendation: Approve Ordinance.

2015 JUL -6 P 4:01

RECEIVED
NASSAU COUNTY
CLERK OF THE LEGISLATURE

MAKING CERTAIN DETERMINATIONS PURSUANT TO THE STATE ENVIRONMENTAL QUALITY REVIEW ACT AND AUTHORIZING THE COUNTY EXECUTIVE OF THE COUNTY OF NASSAU TO ACCEPT, ON BEHALF OF THE COUNTY OF NASSAU, AN OFFER OF PURCHASE FROM JOURNEL CASTMA OF CERTAIN PREMISES LOCATED IN THE TOWN OF NORTH HEMPSTEAD, COUNTY OF NASSAU, STATE OF NEW YORK, SAID PROPERTY KNOWN AS SECTION 11, BLOCK 91, LOT 128 ON THE LAND AND TAX MAP OF THE COUNTY OF NASSAU, AND AUTHORIZING THE COUNTY EXECUTIVE TO EXECUTE A DEED, CONTRACT OF SALE AND ALL PERTINENT DOCUMENTS IN CONNECTION THEREWITH TO CONSUMATE THE SALE

APPROVED AS PER
COUNTY CHARTER
[Signature]

RECEIVED BY
CLERK OF THE COUNTY OF NASSAU
2015 JUL -6 PM 4:00

WHEREAS, the County of Nassau did heretofore acquire title to the premises;
and

WHEREAS, the premises are no longer required by the County of Nassau for public purposes; and

WHEREAS, Journal Castma, owner of the adjoining property, have requested that the County of Nassau convey to them the aforesaid parcel and have made an offer of Five thousand three hundred (\$5,300.00) dollars, pursuant to a certain Contract of Sale, a copy of which is on file in the office of the Clerk of the Nassau County Legislature; and

WHEREAS, in accordance with Section 1611 of the Nassau County Charter and acting in an advisory capacity to the Nassau County Legislature, the Nassau County

Planning Commission has reviewed the proposed action and found that it is an "Unlisted Action" pursuant to the New York State Environmental Quality Review Act ("SEQRA") and has further reviewed the Environmental Assessment Form ("EAF") for the proposed action and recommends that the Nassau County Legislature upon its review of the ("EAF") and any supporting documentation, if any, determine that the evidence before it indicates that the proposed action will have no significant environmental impact and does not require further environmental review; and

WHEREAS, the Nassau County Planning Commission, acting in an advisory capacity to the Nassau County Legislature, passed a resolution regarding the proposed action, a copy of such resolution being attached hereto as Appendix A and incorporated herein, recommending that the Nassau County Legislature conclude that no further environmental review or action is required on such proposed action.

THEREFORE, BE IT ORDANED BY THE LEGISLATURE OF THE COUNTY OF NASSAU AS FOLLOWS:

1., That the County Executive be and he is hereby authorized to accept the offer of purchase of Journal Castma in the sum of Five Thousand Three Hundred (\$5,300.00) Dollars for said premises described as Section 11, Block 91, Lot 128 on the Land and Tax Map of the County of Nassau subject to all of the terms and conditions as outlined in the contract of sale.

2. That the County Executive be and he is hereby authorized to execute the deed from the County of Nassau, as Grantor to Journal Castma as Grantees, and to execute any ancillary documents and instruments necessary to effectuate the terms of the contract of sale.

3. That it is hereby determined pursuant to the provisions of the New York State Environmental Quality Review Act, 8 N.Y.E.C.L. Section 0101 et seq. and its implementing regulations, Part 617 of 6 N.Y.C.R.R., and Section 1611 of the County Government Law of Nassau County, that the proposed sale of the property has been

determined not to have a significant effect on the environment and that no further review is required for the reasons set forth in the attached Determination of Non-Significance;

4. That this Ordinance shall take effect immediately.


COUNTY OF NASSAU
INTERDEPARTMENTAL MEMO

TO: CLERK OF THE NASSAU COUNTY LEGISLATURE
FROM: COUNTY ATTORNEY
DATE: JUNE 26, 2015
SUBJECT: ORDINANCE: SALE OF PROPERTY

MAKING CERTAIN DETERMINATIONS PURSUANT TO THE STATE ENVIRONMENTAL QUALITY REVIEW ACT AND AUTHORIZING THE COUNTY EXECUTIVE OF THE COUNTY OF NASSAU TO ACCEPT, ON BEHALF OF THE COUNTY OF NASSAU, AN OFFER OF PURCHASE FROM JOURNEL CASTMA OF CERTAIN PREMISES LOCATED IN THE TOWN OF NORTH HEMPSTEAD, COUNTY OF NASSAU. STATE OF NEW YORK, SAID PROPERTY KNOWN AS SECTION 11, BLOCK 91, LOTS 128 ON THE LAND AND TAX MAP OF THE COUNTY OF NASSAU, AND AUTHORIZING THE COUNTY EXECUTIVE TO EXECUTE A DEED, CONTRACT OF SALE AND ALL PERTINENT DOCUMENTS IN CONNECTION THEREWITH TO CONSUMATE THE SALE

The above described documents are forwarded to you for review, and if acceptable, for inclusion upon the calendar of the Nassau County Legislature.

CARNELL T. FOSKEY
COUNTY ATTORNEY

By: 
David A. Ragonetti

Deputy County Attorney

NASSAU COUNTY PLANNING COMMISSION

DISPOSITION OF COUNTY-OWNED PROPERTY & SEQRA DETERMINATION

NCPC-OSPAC FILE NO: 8-2014

WHEREAS, pursuant to Nassau County Administrative Code Section 11-8.0, the NASSAU COUNTY PLANNING COMMISSION (the "COMMISSION") issues the following recommendation to the NASSAU COUNTY LEGISLATURE (the "LEGISLATURE") and the NASSAU COUNTY EXECUTIVE regarding the disposition of real property owned by Nassau County;

WHEREAS, the NASSAU COUNTY DEPARTMENT OF PUBLIC WORKS forwarded to the COMMISSION a proposal on the sale of the following County-owned real property, more particularly described as:

NCPC-OSPAC FILE # 8-2014 Section 11 Block 91 Lot 128
Between 267 and 271 Siegel Street, New Cassel (Westbury
Post Office), Town of North Hempstead, New York

WHEREAS, the COMMISSION forwarded to the NASSAU COUNTY OPEN SPACE AND PARKS ADVISORY COMMITTEE (OSPAC), the proposal for the sale of the above-mentioned real property on August 13, 2014;

WHEREAS, the COMMISSION held a public hearing on August 21, 2014, in accordance with N.Y. Public Officers Law, notice of which was sent to Nassau County Legislator Siela A. Bynoe, and Town of North Hempstead Supervisor Judi Bosworth, as well as to all surrounding property owners within a 150 ft. radius, with regard to this proposal;

WHEREAS, OSPAC passed a verbal resolution at its September 10, 2014 meeting to recommend the sale of the property described in NCPC-OSPAC #8-2014 without condition;

WHEREAS, in accordance with Section 1611 of the Nassau County Charter and acting in an advisory capacity to the LEGISLATURE, the COMMISSION is required to review certain actions in accordance with the New York State Environmental Quality Review Act (SEQRA) and the COMMISSION has conducted such environmental review.

NOW THEREFORE BE IT RESOLVED that, based upon review of the environmental documents and supporting documentation, the COMMISSION recommends that the LEGISLATURE find that the proposed action regarding NCPC-OSPAC #8-2014 be classified as an Unlisted action and determine that it will not have a significant adverse impact on the environment; and be it further

RESOLVED, that the COMMISSION hereby recommends that the LEGISLATURE complete the review of the proposed action under SEQRA by classifying the action as Unlisted and issuing a **NEGATIVE DECLARATION**; and be it further

RESOLVED, that the COMMISSION hereby recommends that the LEGISLATURE approve the release of _____
the subject property without condition;

The foregoing resolution was offered:

The resolution herein was, in accordance with all applicable law, duly considered, moved, and adopted by the following vote:

Jeffrey Greenfield, Chair	AYE
Marty Glennon, –Vice-Chair	AYE
James Bianco	AYE
Ronald J. Ellerbe	AYE
Neal Lewis	AYE
Donna Martini	AYE
Mary McCaffery	AYE
Robert A. Melillo	AYE
Leonard Shapiro	AYE

The Chair declared the resolution duly adopted.

OSPAC 8-2014

Adopted: September 11, 2014

This resolution may be modified to allow for the correction of any mathematical, typographical and/or clerical errors subsequent to any approval and adoption of said resolution without the necessity for a vote to be taken by the Nassau County Planning Commission if said resolution is approved and adopted by the affirmative vote of a majority of said Nassau County Planning Commission.

Resolution of Nassau County Planning Commission
Adopted: September 11, 2014
OSPAC File# 8-2014

STATE OF NEW YORK)
) SS:
COUNTY OF NASSAU)

I, SATISH C. SOOD, Deputy Commissioner for the Nassau County Planning Commission, do hereby certify, that I have compared the preceding with the original resolution passed by the Planning Commission of Nassau County, New York,

On September 11, 2014

on file in my office and recorded in the record of proceedings of the Planning Commission of the County of Nassau and do hereby certify the same to be a correct transcript therefrom and of the whole said original.

I further certify that the resolution herein above-mentioned was passed by the concurring affirmative vote of the Planning Commission of the County of Nassau.

IN WITNESS WHEREOF, I have hereunto set my hand,

This 31st day of March in the year of 2015.

**SATISH C. SOOD, DEPUTY COMMISSIONER
NASSAU COUNTY PLANNING COMMISSION**

617.20
Appendix B
Short Environmental Assessment Form

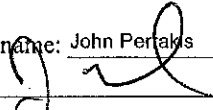
Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project: NCPD OSPAC 8-2014			
Project Location (describe, and attach a location map): Between 267 and 271 Siegel Street, New Cassel (Westbury Post Office), New York			
Brief Description of Proposed Action: The County of Nassau would like sell the subject property to adjacent property owner.			
Name of Applicant or Sponsor:		Telephone:	
		E-Mail:	
Address:			
City/PO:		State:	Zip Code:
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action? _____			<1 acres
b. Total acreage to be physically disturbed? _____			0 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____			<1 acres
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input type="checkbox"/> NO <input type="checkbox"/> YES	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: John Perakis Date: April 1, 2015 Signature: 		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?		
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input checked="" type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
Nassau County Legislature	
Name of Lead Agency	Date
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT

State Environmental Quality Review (SEQR)
NEGATIVE DECLARATION
Notice of Determination of Non-Significance

Project Number: NCPC OSPAC File #8-2014

Date: April 1, 2015

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

Nassau County Planning Commission as agent for the lead agency, Nassau County Legislature, has determined that the proposed action described below will not have a significant effect on the environment and a Draft Environmental Impact Statement will not be prepared.

Name of Action: NCPC OSPAC 6-2014 Sell County-owned property to an adjacent property owner at Siegel Street, New Cassel, New York.

SEQRA Status: Type I ☐
Unlisted ☒

Conditioned Negative Declaration: ☐ Yes
☒ No

Description of Action: Nassau County would like to sell County-owned property to an adjacent property owner.

Location:

Between 267 and 271 Siegel Street, New Cassel (Westbury Post Office), New York

NCL&TM Designation: Section 11, Block 91, Lot(s) 128

Reasons supporting this determination:

Completion of the Short Environmental Assessment Form has identified no significant adverse environmental impacts.

Determination of Significance

The environmental criteria set forth in §617.7 (c) are considered to be indicators of significant adverse environmental impacts. Using these thresholds the Nassau County Legislature finds the following factors as its basis for the NEGATIVE DECLARATION determination:

1. The proposed action will not result in a potentially adverse change in existing air quality since no additional vehicle trips will be induced;
2. The proposed action will not result in any changes in the use or significant increase in intensity of use of the recreational resources or roadways associated with the site;
3. The proposed action will not generate any additional vehicle trips. Further, the proposed action will not affect solid waste production and will not result in erosion, flooding, leaching or drainage problems;
4. The proposed action will not result in the removal or destruction of large quantities of vegetation or fauna. Accordingly, the proposed action will not interfere with the movement of any resident or migratory fish or wildlife species, nor will it have adverse impacts on significant habitat areas or result in any other significant adverse impact to natural resources;
5. The proposed action will allow physical improvements to the subject parcel and will not impair the character or quality of important historical, archeological, architectural or aesthetic resources of the County;
6. The proposed action will not create a material conflict with community plans or goals as officially approved or adopted;
7. The proposed action will not cause a substantial change in the use of either the quantity or type of energy;
8. The proposed action will not create a hazard to human health;
9. The proposed action will not result in a substantial change in the use or intensity of land, including cultural or recreational resource, or its capacity to support existing uses.
10. The proposed action will not result in a material demand for other actions that would result in any of the above consequences.
11. The proposed action will not change two or more elements in the environment, which when considered together could result in a substantial adverse impact on the environment.
12. When considered cumulatively with other related actions, the proposed action will not have a significant effect on the environment or meet of the above criteria.

Accordingly, based on the aforementioned findings the proposed action provides a suitable balance of social, economic and environmental factors. The Nassau County Legislature therefore determines that the proposed action will not have an adverse impact on the environment and a Draft Environmental Impact Statement (DEIS) is not required with the issuance of this

NEGATIVE DECLARATION.

SEQRA Negative Declaration

Christopher Ostuni, Esq. Maj. Counsel Nassau Co. Legislature

Name and Title of Responsible Officer in Lead Agency

David Gugerty, Esq, Min. Counsel Nassau Co. Legislature

Name and Title of Responsible Officer in Lead Agency

John Perrakis, Planner II, NCPD

Name and Title of Preparer

Signature of Responsible Officer

Signature of Responsible Officer

Signature of Preparer

For Further Information:

Contact Persons:

Christopher Ostuni
Majority Counsel
Nassau County LegislatureDavid Gugerty
Minority Counsel
Nassau County Legislature

Address:

Nassau County Legislature
One West Street
Mineola, New York 11501

Telephone Number:

(516) 571-4321

For Unlisted Actions a copy must be filed with the lead agency (Nassau County Legislature)

Applicant: Nassau County

Other Involved Agencies: None

For Type I Actions and Conditioned Negative Declarations, a copy must be sent to:Environmental Notice Bulletin at: enb@gw.dec.state.ny.usENB, NYS Department of Environmental Conservation
625 Broadway
Albany, NY 12233-1750

County Executive, c/o County Clerk

EDWARD P. MANGANO
COUNTY EXECUTIVE



SHILA SHAH-GAVNOUDIAS
COMMISSIONER

NASSAU COUNTY DEPARTMENT OF PUBLIC WORKS
DIVISION OF REAL ESTATE SERVICES
RALPH G. CASO SHARED SERVICES BUILDING
ONE WEST STREET, ROOM 200
MINEOLA, NEW YORK 11501
PHONE: (516) 571-4207 FAX: (516) 571-3986

December 12, 2014

Ms. Journal Castma
267 Siegel Street
Westbury, New York 11590

Re: That certain parcel of land described as
Section 11, Block 91, Lot 128 on the Nassau
County Land and Tax Map located in
Westbury, New York 11590 (the
"Premises")

Dear Ms. Castma:

This letter shall set forth the terms and conditions pursuant to which the County of Nassau (the "County") is prepared to sell the Premises to Journal Castma (the "Purchasers").

Purchase Price: Five Thousand and Three Hundred Dollars and Zero Cents (\$5,300.00).

Deposit: Upon acceptance by the Purchasers of the terms and conditions of this letter, the Purchasers shall deposit the sum of \$530.00 (the "Deposit") with the County, to be held by the County in a non-interest-bearing account.

If the Purchasers fail to perform their obligations hereunder for any reason other than the County's willful default or the failure of the County to obtain all requisite County approvals to this sale, the County may terminate this letter agreement by notice to the Purchasers and may retain the Deposit as liquidated damages.

If the sale of the Premises to the Purchasers is not approved by the County or the County is otherwise unable to perform its obligations under this letter, the County's sole liability shall be to return the Deposit to the Purchasers, without

interest, whereupon this letter shall be null and void and of no further force and effect and neither party shall have any further liability to the other hereunder.

Method of Payment:

The Deposit and the balance of the Purchase Price shall be paid by bank or certified check payable to "Nassau County" or by wire transfer of immediately available federal funds.

Closing Date:

The closing of title hereunder shall take place on or before the date which is twenty (20) calendar days following approval of this sale by the Nassau County Legislature (such date, the "Closing Date"). TIME SHALL BE OF THE ESSENCE. If, for any reason, the closing does not occur on or before the Closing Date, then the County shall have no obligation to sell the Premises to the Purchasers. Closing of title is expressly not contingent upon any fact or circumstance not expressly stated herein. Closing shall take place at County's offices, located at One West Street, Suite 200, Mineola, New York.

Purchase and Sale
of the Premises:

On or before the Closing Date, upon payment by the Purchasers of the balance of the Purchase Price, the Purchasers shall purchase and the County shall sell all of the County's right, title and interest in and to the Premises.

Instruments of Conveyance:

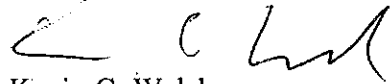
To meet its obligations as described above, at the closing the County shall deliver to the Purchasers a quitclaim deed (the "Deed") to the Premises. The delivery and acceptance of the Deed at the closing, without the simultaneous execution and delivery of a specific agreement which by its terms shall survive the closing, shall be deemed to constitute full compliance by the County with all of the terms, conditions and covenants of this letter on the County's part to be performed.

Recording Fees,
Title Insurance
and Related
Expenses:

The transfer of the Premises to the Purchasers shall be without cost or expense to the County. The Purchasers shall pay all recording fees, title premiums, transfer taxes and all other fees and expenses relating to the sale of the Premises.

If the Purchasers are interested in proceeding with the purchase and sale of the Premises on the terms and conditions set forth herein, please acknowledge the Purchasers' understanding and agreement with the foregoing by having the enclosed copy of this letter executed by the Purchasers in the space provided below and returning it to me.

Sincerely,



Kevin C. Walsh
Chief Real Estate Negotiator and
Special Counsel

Acknowledged and Agreed:
Journel Castma, Purchaser

Acknowledged and Agreed:
Nassau County

By: Journel Castma
Name: Journel Castma
Title: Purchaser
Date: 12/29/2014

By: _____
Name: _____
Title: _____
Date: _____

**WILSON APPRAISAL SERVICES, INC.
223 SHOREWARD DRIVE
GREAT NECK, NEW YORK 11021
TEL: 516-487-0835
FAX: 516-487-2342
CELL: 516-902-7498
WILSONAPPRAISALSERVICES.COM**

October 16, 2014

Mr. Kevin C. Walsh, Esquire
Chief Real Estate Negotiator and Special Counsel
Nassau County Department of Public Works
Division of Real Estate Services
One West Street
Mineola, New York 11501

Re: Appraisal Report
Unimproved Vacant Land
West Side of Siegel Street, 100' North of Roman Avenue
Westbury, New York
Section 11, Block 91, Lot 128
File No: 142364

Dear Mr. Walsh:

I have prepared the attached appraisal report for the purpose of estimating the value of the fee simple interest in the property known unimproved vacant land located on the west side of Siegel Street, 100' north of Roman Avenue in Westbury, New York as of October 14, 2014, the date of inspection. The function of the appraisal is to provide a value estimate for dissolution purposes by Nassau County. As requested by the client, the subject property is "appraised as a parcel of land with no buildable value".

The subject property is appraised as 2,500± square feet of land currently used by the adjoining land owner (a single family residence) as a side yard. The parcel is identified as Section 11, Block 91, Lot 128. The subject parcel has a width of 25± feet and a depth of 100± feet. The topography of the site is level at street grade with all utilities available.

The analysis and conclusion within the attached report are based upon field research, interviews with market participants, and publicly available data collected by the appraiser. The accompanying appraisal report has been prepared in accordance with the 2014 Uniform Standards of Professional Appraisal Practice.

Included is a summary description and analysis of the real estate, all pertinent data, valuation methodology, supporting relevant exhibits, and addenda to the attached report. The scope of this assignment was limited to the application of only the sales comparison approach to value. Further, only a limited market analysis was made, and a limited analysis of highest and best use was conducted. It is the appraiser's determination that this appraisal is not so limited as to result in a misleading or confusing report. Specifically, the appraisal does not contain a value which indicates an assemblage utility (ie: the utility associated with assemblage value). Assemblage utility refers to synergetic gains in utility resulting from consolidation of ownership of contiguous

too small to be developed separately and are "assembled" to create a single parcel large enough for development.

Nor is it assumed the subject property has tactical utility. If a subject property can be used tactically to influence the use strategy of another property, and if that tactical use is something that prompts buyers and sellers to transfer money in order to use and enjoy the property, then the subject property may be said to have valuable tactical utility. Tactical utility is not an amenity attribute of the subject. It does not simply increase the value of another property, as one new house may unintentionally raise the values of neighboring houses by improving the desirability of a neighborhood. Instead, tactical utility is the capacity of a subject to permit a particular, more valuable use of another property than would otherwise be possible.

This appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan. I have not performed an appraisal report of the subject property within the three-year period preceding acceptance of this assignment.

The appraiser cannot guarantee that the subject property is free of encroachments or easements, and recommends further investigation and survey. The appraiser's conclusion of value is based upon the assumption that there are no hidden or unapparent conditions of the property that might impact upon buildability. The appraiser recommends due diligence be conducted through local building department or municipality to investigate buildability and whether the subject property is suitable for intended use. The appraiser makes no representations, guarantees or warranties.

The sales comparison approach is associated with the principles of substitution and contribution with emphasis placed on the interaction of a willing buyer and a willing seller within the open market place. Market research revealed several recent sales of converted residences somewhat similar to the subject's unique characteristics. The sales comparison approach was considered the primary valuation method, based on evidence that similar properties are acquired by owner occupants.

Based upon a physical inspection of the subject property and its surrounding neighborhood, the consideration of all available information concerning the subject and all apparent factors affecting value, it is my opinion that the market value of the fee simple interest of the subject property, subject to limiting conditions, definitions and certifications set forth in the attached report, as well as subject to all municipal regulations as of October 14, 2014, the effective date of valuation, was:

"AS IS" MARKET VALUE
THREE THOUSAND THREE HUNDRED DOLLARS
(\$3,300)

The preceding "as is" value conclusion is reflective of the subject property's condition on the date of appraisal as unimproved vacant land zoned "R-C" Residence. The estimated marketing period for the subject is 12 to 24 months, which considers the subject's average locational features and few buyers. The exposure period is indicated at 12 to 24 months.

I am not expert in determining the presence or absence of hazardous substances defined as all hazardous or toxic materials, wastes, pollutants or contaminants used in construction, farming or otherwise present on the property. I assume no responsibility for the studies or analyses which would be required to determine the presence or absence of such substances or for loss as a result of the presence of such substances. The value estimate is based on assumption that the subject property is not so affected. If it is determined that such contaminants do exist I reserve the right to revise my estimate of value accordingly.

This letter of transmittal precedes the appraisal report, further describing the property and containing the reasoning and most pertinent data leading to the final value estimate. Your attention is directed to the General Assumptions, General Limiting Conditions and Certificate of Appraisal, which are considered usual for this type of assignment and have been included within the text of this report.

Respectfully submitted,

Wilson Appraisal Services, Inc.

A handwritten signature in black ink, appearing to read "Glen L. Wilson", written in a cursive style.

Glen L. Wilson, CRA
Certified General Real Estate Appraiser
State of New York, License No. 46-4971
State of Maryland, License No. 13092
State of New Jersey, License No. 42RG1589

GLW:dlf

LIMITING CONDITIONS

- It is assumed that all information furnished to the appraiser by Islip and Suffolk County officials, the owners, and the tax assessor's property card is accurate. The appraiser has relied upon such information in estimating value. No warranty is given for its accuracy.
- It is assumed that the total land area of 2,500± square feet of land, as ascertained from the tax map and client supplied information, is accurate and was utilized as the total land area throughout this appraisal report. Further, it is assumed that the utilization of the land and improvements are within the boundaries of the property described and that there is no encroachment or trespass unless noted within this report. The appraiser has relied upon such information in estimating value. No warranty is given for its accuracy.
- Unless otherwise stated in this report, the existence of hazardous materials, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, ground contamination from diesel fuel and motor oils, or other potentially hazardous materials may affect the value of the property. The appraisers descriptions and resulting comments are the result of the routine observations made during the appraisal process. The value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.
- Possession of this market value estimate, or a copy thereof, does not carry with it the right of publication. This appraisal may not be used for any other purpose or any person other than the party to whom it is addressed without the written consent of the appraiser and, in any event, only with properly written qualifications and only in its entirety.
- Neither all nor any part of the contents of this report (especially any value conclusion, the identity of the appraiser, or the firm with which the appraiser is connected) shall be disseminated to the public through advertising, public relations, news, sales, or other media without the prior written consent and approval of the appraiser.
- The Americans with Disabilities Act (ADA) became effective January 26, 1992. I have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the ACT. If so, this fact could have a negative effect upon the value of the property. Since I have no direct evidence relating to this issue, I did not consider possible non-compliance with the requirements of the ADA in estimating the value of the property.

- The information furnished by others is assumed to be true, correct, and reliable. A reasonable effort has been made to verify such information; however, no responsibility for its accuracy is assumed by the appraiser.
- No survey of the property has been made by the appraiser and no responsibility is assumed in connection with such matters. Sketches utilized in this market value estimate are included only to assist the reader in visualizing the property. No responsibility is assumed for their accuracy. No responsibility is assumed for matters of a legal nature affecting title to the property nor is an opinion of title rendered. The title is assumed to be good and marketable, unless otherwise stated.
- All mortgages, liens, encumbrances, leases and servitudes have been disregarded unless so specified within this market value estimate. The property is appraised as though under responsible ownership and competent management. It is assumed that there are no hidden conditions of the property, subsoil, or structures which would render it more or less valuable. The appraiser assumes no responsibility for such conditions or for the engineering which may be required to discover them.
- It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless a nonconformity has been stated, defined, and considered in this market value estimate and all applicable use regulations and restrictions have been complied with. Further, it is assumed that all of the necessary and required permits and licenses are in full force and effect and that the present improvement (if any) conforms to the Certificate of Occupancy as issued by the appropriate municipal agency.
- This market value estimate represents a summary of the findings of the data gathering process and the appropriate appraisal analysis. All input data would have been too voluminous to include in this market value estimate. The exclusion of same does not preclude the appraiser from referring to this data at a future date. If the occasion arises, the appraiser reserves the right to refer to any of the source material used in the preparation of this appraisal to further clarify any item contained in this market value estimate.
- This market value estimate is meant to be presented in its entirety. If this report is presented in any form other than its complete form, it becomes invalid.
- To the best of my knowledge and belief, the statements of fact contained in this market value estimate upon which the analyses, opinions, and conclusions are based, are true and correct; subject to the statement of Assumptions and Limiting Conditions herein set forth.
- Unless agreements have been made previously, the appraiser will not be required to give further consultation, testimony or appear in court as a result of having made this appraisal with reference to the property in question. Additionally, this market value estimate was not prepared for court submission purposes.

- Demographic and economic projections, as utilized, are based on certain assumptions and estimates concerning future events and circumstances and may be based in whole or in part on information obtained from outside sources. Future valuation estimates may be affected by events that are beyond the control of the property. These may be local, national, or international in scope. It must be understood that actual results achieved during projection periods may vary from those indicated and the variations could be material.
- My estimate of "market value" does not reflect a distress sales price that occurs in a foreclosure proceeding. Properties sold at auction or in the foreclosure process generally attract a negative stigma. In addition, properties under these circumstances often remain vacant for extended periods of time and incur levels of deferred maintenance in excess of comparable occupied properties. The estimate of "market value" herein, reflects the conditions of an "arms length" transaction. The "As Is" value conclusion is reflective of the subject property's condition on the date of appraisal.
- The forecasts of income and expenses are not predictions of the future. Rather, they are the appraiser's best estimates of current market thinking on future income and expenses. The appraiser makes no warranty or representation that these forecasts will materialize. The real estate market is constantly fluctuating and changing. It is not the appraiser's task to predict or in any way warrant the conditions of a future real estate market; the appraiser can only reflect what the investment community, as of the date of the appraisal, envisions for the future in terms of rent per square foot, expenses, supply, and demand.
- The estimated operating results presented in this report are based on an evaluation of the overall economy, and neither take into account nor make provision for the effect of any sharp rise or decline in local or national economic conditions. To the extent that wages and other operating expenses may advance during the economic life of the property, we expect that income will be adjusted to at least offset these advances. We do not warrant that the estimates will be attained, but they have been prepared on the basis of information obtained during the course of this study and are intended to reflect the expectations of typical investors.

CERTIFICATIONS AND GENERAL ASSUMPTIONS

The undersigned certifies, except as otherwise noted in this Market Valuation Analysis, that:

- This appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan. The statements of fact contained in this Market Valuation Analysis are true and correct.
- No one provided significant professional assistance to the persons signing this analysis.
- We have no present appraisal or prospective interest in the property that is the subject of this Valuation Analysis, and have no personal interest or bias with respect to the parties involved.
- Our compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event, resulting from the analyses, opinions, or conclusions in, or in the use of, this analysis.
- Any personal property is deemed of minimal value and does not represent a significant portion of the reported value. Our value estimate reflects the specific real property interest only.
- The indicated analyses, opinions, and conclusions are subject to the enclosed Assumptions and Limiting Conditions, and are our own personal, unbiased professional analyses, opinions and conclusions.
- Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the 2014 Code of Professional Ethics and the Uniform Standards of Professional Practice (USPAP) of the Appraisal Institute, and the Uniform Appraisal Guidelines as set forth under Title XI (and amendments) of the Financial Institution Reform, Recovery and Enforcement Act of 1989 (FIRREA).
- The use of this analysis is subject to requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- I have not performed an appraisal report of the subject property within the three-year period preceding acceptance of this assignment.
- Glen L. Wilson certifies that he has personally inspected and prepared the analyses, opinions, and conclusions concerning the real estate in this Market Valuation Analysis (Vacant Land, west side of Siegel Street, Westbury, New York).

- Glen L. Wilson is currently licensed by the State of New York Department of State as a Certified General Real Estate Appraiser and is currently a Certified Review Appraiser under the mandatory program of continuing education for designated members. In addition, Mr. Wilson is in good standing as a Candidate for Designation of the Appraisal Institute.

Based upon a physical inspection of the subject property and its surrounding neighborhood, the consideration of all available information concerning the subject and all apparent factors affecting value, it is my opinion that the market value of the "As Is" fee simple estate of the property, subject to limiting conditions, definitions and certifications set forth in the attached report, as well as subject to all municipal regulations as of October 14, 2014, the effective date of valuation, is:

"AS IS" MARKET VALUE
THREE THOUSAND THREE HUNDRED DOLLARS
(\$3,300)

The concluded value represents cash or equivalent terms. The estimated marketing period for the subject is 6 to 12 months. The exposure period is indicated at 6 to 12 months.



Glen L. Wilson, CRA
Certified General Real Estate Appraiser
State of New York, License No. 46-4971
State of Maryland, License No. 13092
State of New Jersey, License No. 42RG1589

FILE NO. 142364

SUBJECT AERIAL PHOTOGRAPH



SUMMARY OF SITE CHARACTERISTICS	
Land Area	0.057± acres or 2,500± square feet
Location	West side of Siegel Street 100' north of Roman Avenue. The subject property is vacant land minimally improved with curbing.
Shape/Frontage	Irregular (oblong) shaped interior parcel. The borders are about 100± feet long, and the width is 25± feet, for a estimated total site area of 2,500± square feet.
Access/Visibility	Access is good with good locational characteristics and average visibility. In general proximity to: the Long Island Expressway (495) and Old Country Road, the Wantagh State Parkway, Hempstead Turnpike (24) the Southern State Parkway, and the Seaford-North Hempstead Expressway (135) to the east, all located less than 3± miles away.
Topography/ Soil Conditions	Generally level topography at street grade with apparently adequate soil/subsoil conditions to support development.
Functional Utility	Good for residential use in a stable neighborhood. The subject improvements do not contribute value to the site.
Utilities	Public water, sewer, gas and electric are available.
Easements/ Encroachments	Normal utility easements are in place and are assumed to have no detrimental effect on value. No encroachments are identified.
Flood Zone/Drainage	Zone C - Panel not printed #36059C0140G dated 9/11/09. Not in a flood zone. Drainage appears adequate.
Adjacent Property Uses	Residential (N, E, W, S), in all directions, surrounded by residential neighborhoods. All maintained in good condition.
Detrimental Conditions	No other detrimental conditions restricting the efficient use or appeal of the property are identified.
Zoning/Conformity	"R-C" Residence District <i>Assumed</i> legal and conforming use.
Marketability and Appeal	The subject is competitive in the market due to its good location, visibility, access, and residential "R-C" Residence zoning.

COUNTY OF NASSAU

CONSULTANT'S, CONTRACTOR'S AND VENDOR'S DISCLOSURE FORM

1. Name of the Entity: Journel Castma (Homeowner)
Address: 267 Siegel Street
City, State and Zip Code: Westbury, NY, 11590
2. Entity's Vendor Identification Number: _____
3. Type of Business: _____ Public Corp _____ Partnership _____ Joint Venture
_____ Ltd. Liability Co _____ Closely Held Corp X Private Home Other (specify)
4. List names and addresses of all principals; that is, all individuals serving on the Board of Directors or comparable body, all partners and limited partners, all corporate officers, all parties of Joint Ventures, and all members and officers of limited liability companies (attach additional sheets if necessary):
NONE

5. List names and addresses of all shareholders, members, or partners of the firm. If the shareholder is not an individual, list the individual shareholders/partners/members. If a Publicly held Corporation include a copy of the 10K in lieu of completing this section.
NONE

6. List all affiliated and related companies and their relationship to the firm entered on line 1. above (if none, enter "None"). Attach a separate disclosure form for each affiliated or subsidiary company that may take part in the performance of this contract. Such disclosure shall be updated to include affiliated or subsidiary companies not previously disclosed that participate in the performance of the contract.

NONE

7. List all lobbyists whose services were utilized at any stage in this matter (i.e., pre-bid, bid, post-bid, etc.). The term "lobbyist" means any and every person or organization retained, employed or designated by any client to influence - or promote a matter before - Nassau County, its agencies, boards, commissions, department heads, legislators or committees, including but not limited to the Open Space and Parks Advisory Committee and Planning Commission. Such matters include, but are not limited to, requests for proposals, development or improvement of real property subject to County regulation, procurements, or to otherwise engage in lobbying as the term is defined herein. The term "lobbyist" does not include any officer, director, trustee, employee, counsel or agent of the County of Nassau, or State of New York, when discharging his or her official duties.

(a) Name, title, business address and telephone number of lobbyist(s):

NONE

Page 3 of 4

(b) Describe lobbying activity of each lobbyist. See page 4 of 4 for a complete description of lobbying activities.

NONE

(c) List whether and where the person/organization is registered as a lobbyist (e.g., Nassau County, New York State):

NO

8. VERIFICATION: This section must be signed by a principal of the consultant, contractor or Vendor authorized as a signatory of the firm for the purpose of executing Contracts.

The undersigned affirms and so swears that he/she has read and understood the foregoing statements and they are, to his/her knowledge, true and accurate.

Dated: 06/15/2015

Signed: Journal Castro

Print Name: Journal Castro

Title: Home owner

The term lobbying shall mean any attempt to influence: any determination made by the Nassau County Legislature, or any member thereof, with respect to the introduction, passage, defeat, or substance of any local legislation or resolution; any determination by the County Executive to support, oppose, approve or disapprove any local legislation or resolution, whether or not such legislation has been introduced in the County Legislature; any determination by an elected County official or an officer or employee of the County with respect to the procurement of goods, services or construction, including the preparation of contract specifications, including but not limited to the preparation of requests for proposals, or solicitation, award or administration of a contract or with respect to the solicitation, award or administration of a grant, loan, or agreement involving the disbursement of public monies; any determination made by the County Executive, County Legislature, or by the County of Nassau, its agencies, boards, commissions, department heads or committees, including but not limited to the Open Space and Parks Advisory Committee, the Planning Commission, with respect to the zoning, use, development or improvement of real property subject to County regulation, or any agencies, boards, commissions, department heads or committees with respect to requests for proposals, bidding, procurement or contracting for services for the County; any determination made by an elected county official or an officer or employee of the county with respect to the terms of the acquisition or disposition by the county of any interest in real property, with respect to a license or permit for the use of real property of or by the county, or with respect to a franchise, concession or revocable consent; the proposal, adoption, amendment or rejection by an agency of any rule having the force and effect of law; the decision to hold, timing or outcome of any rate making proceeding before an agency; the agenda or any determination of a board or commission; any determination regarding the calendaring or scope of any legislature oversight hearing; the issuance, repeal, modification or substance of a County Executive Order; or any determination made by an elected county official or an officer or employee of the county to support or oppose any state or federal legislation, rule or regulation, including any determination made to support or oppose that is contingent on any amendment of such legislation, rule or